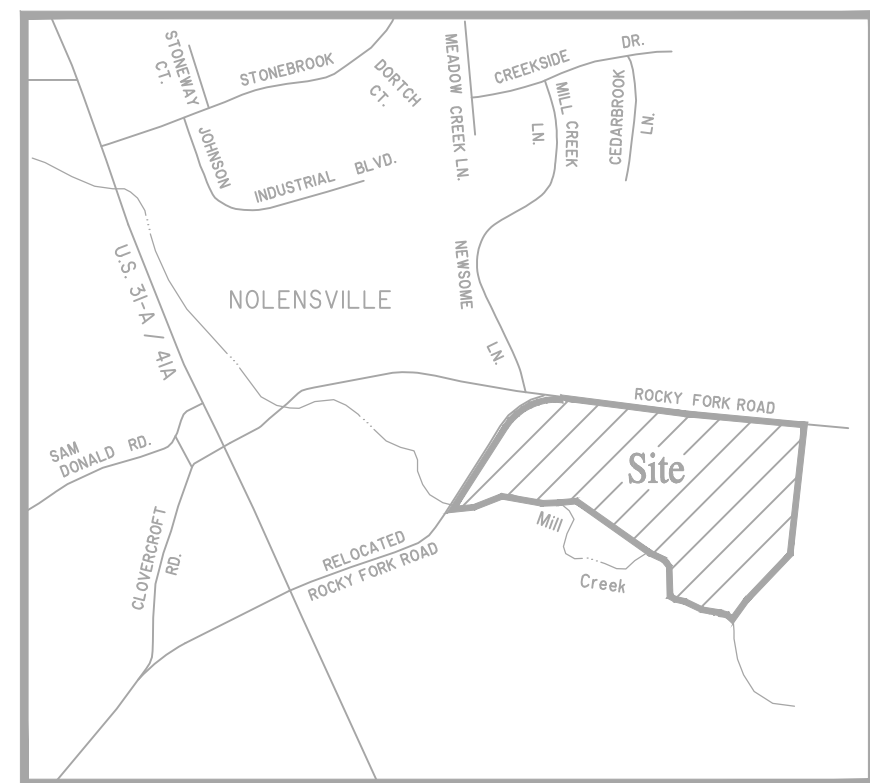


## Area Data

Total Site Area : 42.8 Ac.±  
Total Units Proposed : 77 S.F. Lots  
Proposed Density : 1.8 Units/ Ac.  
Allowable Density : 1.8 Units/ Ac.  
Total Open Space Required : 12.8 Ac.±  
[42.8 Ac. x ( 0.30 )]  
Total Open Space Provided : 16.8 Ac.± = 39%

## Open Space Data

OPEN SPACE	ACRES
OS A	0.4±
OS B	0.5±
OS C	13.2±
OS D	0.2±
OS E	2.6±
TOTAL OS	16.9±



LOCATION MAP

Not To Scale

## Notes:

- PROPERTY MAP 56, P/O PARCEL 117.01, AND MAP 57, P/O PARCEL 36.
- SITE CONTAINS 42.8± Acres.
- PROPERTY OWNER: THE GRANDVIEW EIGHT, LLC  
7177 NOLANSVILLE ROAD B-3  
NOLANSVILLE, TENNESSEE 37153  
(615) 259-2031
- CONSULTANT: ANDERSON, DELK, EPPS & ASSOCIATES, INC.  
618 GRASSMERE PARK DRIVE, SUITE 4  
NASHVILLE, TENNESSEE 37204  
(615) 331-0809
- EXISTING ZONING: ER (ESTATE RESIDENTIAL)
- PROPOSED ZONING: SR (SUBURBAN RESIDENTIAL), WITH PLANNED UNIT DEVELOPMENT OVERLAY
- SITE IS LOCATED IN 17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
- MAXIMUM DENSITY PERMITTED: 1.8 du/oc  
TOTAL AREA: 42.8± ACRES  
TOTAL NUMBER LOTS PERMITTED: 77  
(1.8 du/oc x 42.8 ac = 77.0)
- TOTAL NUMBER OF DWELLING UNITS PERMITTED: 77  
TOTAL NUMBER OF DWELLING UNITS PROPOSED: 77  
ESTIMATED POPULATION: 239
- OPEN SPACE REQUIRED: 30%  
30% OF 42.8 ac: 12.8 ac.
- OPEN SPACE PROVIDED: 16.9± AC.
- MINIMUM LOT SIZE: 1,000 SQUARE FEET
- PROPOSED MINIMUM BUILDING SETBACKS:  
FRONT YARD (LOCAL STREETS): 20'  
SIDE YARD (ADJ. TO LOTS): 7.5'  
SIDE YARD (ADJ. TO ROW): 15'  
REAR YARD: 20'
- SUBJECT PROPERTY IS LOCATED IN ZONES "1A" AND "1B" PER F.E.M.A. MAP NO. 47187C0235F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- ALL PROPOSED ROADWAYS SHOWN WILL BE CLASSIFIED AS "LOCAL."
- ALL OPEN SPACE SHOWN WILL BE RECORDED AS SUCH ON THE FINAL PLATS RECORDED IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- O.S. INDICATES OPEN SPACE.
- WATER SERVICE TO BE PROVIDED BY NOLANSVILLE/COLLEGE GROVE UTILITY DISTRICT. SANITARY SEWER SERVICE TO BE PROVIDED BY METRO NASHVILLE WATER & SEWERAGE SERVICES.
- ALTERNATIVE TECHNIQUES TO CONVENTIONAL STORMWATER DETENTION WILL BE USED TO REPLACE CONVENTIONAL STORMWATER DETENTION FOR THIS DEVELOPMENT. THE TECHNIQUES PROPOSED WILL BE RAIN GARDENS AND BIOSWALES. THESE WILL REPLACE THE STANDARD SUBDIVISION REQUIREMENTS FOR DETENTION.
- SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE STREET AS SHOWN ON THIS PLAN.
- LANDSCAPING WILL BE PROVIDED AROUND WATER QUALITY AREAS. STREET TREES WILL BE PROVIDED AS REQUIRED BY THE TOWN.
- PHASE LINES ARE SUBJECT TO CHANGE.
- DEVELOPMENT SCHEDULE SHALL BE MARKET DRIVEN.
- ALL RESIDENTIAL DWELLING UNITS ARE REQUIRED TO HAVE TWO OFF STREET PARKING SPACES.
- OPEN SPACE "A" AND OPEN SPACE "B" ALONG ROCKY FORK ROAD SHALL BE LANDSCAPED THE SAME AS A STANDARD "B" BUFFER YARD (SEE DETAIL).
- MINIMUM AMOUNT OF SIDE ENTRY OR REAR ENTRY GARAGES SHALL BE 70%.
- FRONT ENTRY GARAGE FACINGS SHALL BE SETBACK A MINIMUM OF 3' FROM THE FRONT BUILDING FACADE.
- LOTS ON THE PRELIMINARY AND FINAL PLATS SHALL BE DESIGNATED AS TO GARAGE ENTRY TYPES.
- PUBLIC ACCESS EASEMENT TO BE DEDICATED TO THE TOWN OF NOLANSVILLE IF THEY TAKE OVER THE NATURE TRAIL FOR THE FUTURE GREENWAY TRAIL. INSURANCE TO BE PROVIDED BY THE TOWN OF NOLANSVILLE WITH THE H.O.A. OF SHERWOOD GREEN ESTATES NAMED AS AN ADDITIONAL INSURED.

# Revised Layout Exhibit

## Conceptual Residential P.U.D. Plan

### Sherwood Green Estates

Town of Nolensville  
Williamson County, Tennessee

prepared for:  
The Grandview Eight, LLC

June 1, 2012 Scale: 1" = 100'

Anderson, Delk, Epps & Associates, Inc.

618 Grassmere Park Drive, Suite 4  
Nashville, Tennessee 37211  
(615) 331-0809

REVISED: 6-25-12 AS PER TOWN OF NOLANSVILLE  
7-11-12 AS PER NOLANSVILLE PLANNING COMMISSION

09-106

